

PRELIMINARY PLAT
WILHELM HILLS

CITY OF ST. MICHAEL WRIGHT COUNTY, MN

Legal Description

Parcel 1:
That part of Government Lot 8 in Section 27, Township 120, Range 24, Wright County, Minnesota described as commencing at the southeast corner of Lot 3, Block 3 Elmcrest Manor, Wright County, Minnesota; thence Easterly on extension easterly of the South line of said Lot 3, Block 3 Elmcrest Manor a distance of 134.24 feet to the point of beginning; thence North parallel with the east line of said Lot 3, Block 3 Elmcrest Manor to the southerly right of way line of Town Road as dedicated in Lake Vista Addition, according to the recorded plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota; thence Southeasterly, Easterly and Northeasterly along said southerly right-of-way of said Township Road to the east line of said Government Lot 8; thence South along said east line to easterly extension of the south line of said Lot 3, Block 3 Elmcrest Manor; thence West along said Easterly extension to the point of beginning.

Parcel 2:
Government Lots 7 and 8, Section 27, Township 120, Range 24, Excepting and excluding the following:
All of Lake Vista Addition; All of Lake Vista Second Addition; All of Elmcrest Manor Addition; All of Elmcrest Manor 2nd Addition; All of Lakatz Addition; Lands described in Book 223 of Deeds, Pages 133-134 in the office of the Wright County Recorder; Lands described in Book 78 of Miscellaneous, Page 497 in the office of the Wright County Recorder; Lands described in Book 302 of Deeds, Page 976 in the office of the Wright County Recorder and Excepting and excluding that part of said Government Lot 8 described as follows: Beginning at the southeast corner of Lot 3, Block 3 Elmcrest Manor, Wright County, Minnesota; thence Easterly on extension easterly of the South line of said Lot 3, Block 3 Elmcrest Manor a distance of 134.24 feet to the point of beginning; thence North parallel with the east line of said Lot 3, Block 3 Elmcrest Manor to the southerly right of way line of Town Road as dedicated in Lake Vista Addition, according to the recorded plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota; thence Southeasterly, Easterly and Northeasterly along said southerly right-of-way of said Township Road to the east line of said Government Lot 8; thence South along said east line to easterly extension of the south line of said Lot 3, Block 3 Elmcrest Manor; thence West along said Easterly extension to the point of beginning.

Also less and except the following parcels:
Lot 1, Block 1, Wozney Estates, Wright County, Minnesota; Lot 2, Block 1, Wozney Estates, Wright County, Minnesota; Lot 3, Block 1, Wozney Estates, Wright County, Minnesota; Lot 4, Block 1, Wozney Estates, Wright County, Minnesota.

Zoning & Development Information

Property Currently Zoned: A-1, General Agriculture
Proposed Zoning: PUD, Planned Unit Development

Zoning Ordinance Requirements:

Building Setbacks (for living space unless otherwise specified)
Front - 25 feet
Side Yard -
House - 7.5 feet
Garage - 5 feet
Rear Yard - 30 feet

Minimum Lot Size - 8,450 sq.ft
Minimum Lot Width - 65 feet interior, 82.5 feet corner
Minimum Lot Depth - 130 feet
Maximum Building Height 2 1/2 Stories or 35 feet whichever is less

Refer to City code for additional requirements

Proposed Number of Lots = 56

Notes and Personnel

Property Address & Property Identification Number:
1469 Janett Ave. NE, St. Michael, MN PID No.: 114500274101
Unassigned Address, St. Michael, MN PID No.: 114500274400

Parcel 2 Total Area of Parcel = 23.45 acres

Parcel 3 Benchmark: Reference mark disk in the northeast corner of a concrete well cover, MnDOT MON: ESTERLY 2 RM 7. Elev. = 961.22 feet (NAVD 88)

Parcel 4 This survey was prepared without the benefit of current title work. Differences in description, easements and encumbrances may exist that may alter this survey. Survey subject to change upon current title insurance commitment. The only easements shown are from plats of record or information provided by client.

Parcel 5 By graphic interpretation only, this property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 2705340033B dated August 4, 1988

Property Owner:
Randall Wozney Rev Trust
1469 Janett Ave NE
St. Michael, MN 55376

Engineer:
Demarc
Land Surveying & Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone: 763-560-3093
fax: 763-560-3522
Attn: Greg Prasch
e-mail: gregprasch@demarcinc.com

Surveyor:
Demarc
Surveying and Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
Attn: Greg Prasch
phone: 763-560-3093
fax: 763-560-3522
e-mail: gregprasch@demarcinc.com


Developer:
Modern Construction of MN
621 Main St. NW
Elk River, MN 55330
Attn: Jesse Hartung
phone: 952-217-1627

Certification


I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.

Prepared this 4th day of May 2021.
Rev 5/11/21 prop zoning
Rev 5/21/21 City comments
Rev 6/2/21 Access easement location
Rev 6/9/21 Lot lines and areas

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North 763-560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

Signed: 
Gregory R. Prash Registration No. 24992

F.B. No. 1118-18 inv. 89326

drawn by: 

File No. F:\survey\27-120-24 - wright\1469 Janett Ave NE\01 Surveying - 89326\01 CAD\01 Source\01 Survey Base.dwg

PRELIMINARY PLAT - WILHELM HILLS

Area of Proposed

Block 1
Lot 1 = 11,058 sq.ft
Lot 2 = 9,131 sq.ft
Lot 3 = 9,786 sq.ft
Lot 4 = 9,788 sq.ft
Lot 5 = 9,425 sq.ft
Lot 6 = 9,788 sq.ft
Lot 7 = 36,095 sq.ft
Lot 8 = 9,788 sq.ft
Lot 9 = 9,425 sq.ft
Lot 10 = 42,472 sq.ft
Lot 11 = 11,409 sq.ft
Lot 12 = 11,449 sq.ft
Lot 13 = 17,592 sq.ft
Lot 14 = 15,625 sq.ft
Lot 15 = 13,690 sq.ft
Lot 16 = 10,879 sq.ft
Lot 17 = 9,126 sq.ft
Lot 18 = 8,494 sq.ft
Lot 19 = 10,108 sq.ft
Lot 20 = 12,492 sq.ft
Lot 21 = 19,550 sq.ft
Lot 22 = 17,218 sq.ft
Lot 23 = 11,277 sq.ft
Lot 24 = 11,205 sq.ft
Lot 25 = 9,357 sq.ft
Lot 26 = 8,463 sq.ft
Lot 27 = 9,030 sq.ft
Lot 28 = 10,758 sq.ft
Lot 29 = 13,936 sq.ft
Lot 30 = 22,070 sq.ft
Lot 31 = 20,701 sq.ft
Lot 32 = 14,193 sq.ft
Lot 33 = 11,694 sq.ft
Lot 34 = 9,956 sq.ft
Lot 35 = 10,022 sq.ft
Lot 36 = 9,588 sq.ft
Lot 37 = 12,232 sq.ft

Block 2
Lot 1 = 8,450 sq.ft
Lot 2 = 9,899 sq.ft
Lot 3 = 10,484 sq.ft
Lot 4 = 11,761 sq.ft
Lot 5 = 8,450 sq.ft
Lot 6 = 9,613 sq.ft
Lot 7 = 10,770 sq.ft
Lot 8 = 11,867 sq.ft
Lot 9 = 8,450 sq.ft

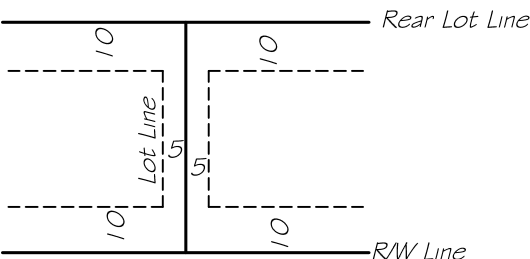
Block 3
Lot 1 = 8,450 sq.ft
Lot 2 = 11,113 sq.ft
Lot 3 = 11,151 sq.ft
Lot 4 = 8,876 sq.ft
Lot 5 = 8,807 sq.ft
Lot 6 = 8,450 sq.ft
Lot 7 = 10,837 sq.ft
Lot 8 = 8,458 sq.ft
Lot 9 = 8,450 sq.ft

Outlot A = 114,172 sq.ft (2.62 acres)

Outlot B = 67,503 sq.ft (1.55 acres)

Right-of-Way Dedication = 166,051 sq.ft (3.81 acres)

Proposed Drainage & Utility Easements are shown thus:



Legend

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- ⊗ Bollard
- ⚡ Light
- ⚡ Power Pole
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Water Manhole
- ⊙ Catch Basin
- x000.0 Denotes Existing Elevation
- - - Denotes Existing Contours
- ⊙ Denotes Soil Boring



basis of bearings per Wright Co. coordinates

